



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, August 9, 2017

6:00 PM

Goodyear Justice Center
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A vote shall be taken at this time to excuse only those Commission members who were unable to attend the meeting due to extenuating circumstances.

4. MINUTES

- 4.1** [P&Z MIN](#) Approve draft minutes of the Planning and Zoning Commission held on July 12, 2017.
 [13-2017](#)

5. PUBLIC COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the Planning & Zoning Commission on any non-agenda item within the jurisdiction of the Goodyear Planning & Zoning Commission. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and address.

The Commission will listen to comments and may take any one of the following actions:

1. Respond to criticism
2. Request that staff investigate and report on the matter
3. Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and address.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior to this meeting on any item scheduled for discussion on this agenda.

7. OLD BUSINESS

7.1 [16-210-0000](#) **REZONE OF A PORTION OF THE PALM VALLEY PHASE II FINAL**
 [5A](#) **PLANNED AREA DEVELOPMENT (PAD) TO THE VISTAS AT PALM**
 VALLEY FINAL PAD

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone a portion of the Palm Valley Phase II Final Planned Area Development (PAD) to the Vistas at Palm Valley Final PAD.
(This item was postponed at the June 14, 2017 Planning & Zoning Commission Meeting.)
 - a. Open Public Hearing
 - b. Staff Presentation
 - c. Applicant Presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Applicant Response (3 minutes)
 - f. Close Public Hearing, Commission Motion, Discussion and Vote
2. Recommend to City Council approval of the Final PAD zoning for approximately 53.6 acres generally located at the southwest corner of Palm Valley Boulevard and Litchfield Road for a project to be known as Vistas at Palm Valley, as set forth in the attached draft Ordinance 17-1351 and stipulations.

8. **NEW BUSINESS**

8.1 [17-350-0000](#) **SPECIAL USE PERMIT TO ALLOW A CHURCH IN C-2 DISTRICT**
 [2](#) **PROPOSED ACTION:**

1. Conduct a public hearing to consider a special use permit to allow a church in the General Commercial (C-2) zoning district.
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close public hearing
2. Recommend approval of a special use permit for New Day Church to locate within an existing building at 129 E. Western Avenue. (Alex Lestinsky, Planner II)

8.2 [17-630-0000](#) **AMENDMENT TO THE PALM VALLEY CROSSING DEVELOPMENT**
 [2](#) **GUIDELINES TO MODIFY THE STANDARDS APPLICABLE TO THE**
 AUTO MALL FREEWAY PYLON SIGN

PROPOSED ACTION:

1. Conduct a public hearing to consider an amendment to the Palm Valley Crossing Development Guidelines.

- a. Open public hearing
- b. Staff presentation
- c. Applicant presentation (10 minutes)
- d. Receive public comment (3 minutes per speaker)
- e. Close public hearing

2. Recommend approval of an amendment to the Palm Valley Crossing Development Guidelines, Section VI Sign Standards, applicable to the Auto Mall freeway pylon sign to permit the replacement of the electronic message display, as set forth in the draft of Ordinance No. 17-1361 attached hereto. (Steve Careccia, Planner III)

8.3 [17-500-0000](#) **PV303 EAST II SOUTH PRELIMINARY PLAT**

[5](#)

PROPOSED ACTION:

Recommend that City Council approve the preliminary plat for PV303 East II South subdividing 43.07 acres into seven parcels, located at the southeast corner of SR303 and Indian School Road, subject to stipulations. (Karen Craver, Planner III)

8.4 [17-500-0000](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.1**

[6](#)

PROPOSED ACTION:

Approve a preliminary plat for Estrella Parcel 9.1 subdividing 22.91 acres into 92 single family lots and 11 tracts located approximately 800 feet north of the northwest corner of Estrella Parkway and Willis Road within the Montecito Phase Three Planned Area Development (PAD), subject to stipulations. (Steve Careccia, Planner III)

9. STAFF COMMUNICATIONS

1. Comments, Commendations, Report on Current Events and Presentations by Commission Members, staff or members of the public. The Commission may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. 38-431.02.

2. Director's Summary of Current Events and Reports

The Director may provide a brief summary of current events; however, there can be discussion only on the following matters:

- a. Director's Update on Commission Related Matters
- b. Update of Legislative Issues
- c. Staff Summary of follow up action required
- d. Commission members may direct inquiries to staff

10. ADJOURNMENT

Members of the Planning and Zoning Commission of the city of Goodyear will attend either in

person or by telephone conference call or video communications.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the General Public that the Planning and Zoning Commission of the city of Goodyear will hold meetings open to the public.

The Planning and Zoning Commission of the city of Goodyear may vote to go into Executive Session, pursuant to A.R.S 38-431.03(A3 and A4), which will not be open to the public, to discuss certain matters.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 932-3910 to request an accommodation to participate in this public meeting. The Goodyear TDD number is (623) 932-6500.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Durante la junta se puede proveer asistencia especial a personas con discapacidades visuales o auditivas con un aviso de 48 horas por adelantado. Se harán adaptaciones razonables con previa solicitud para personas con discapacidades o para residentes que no hablan inglés. Favor de llamar a la Secretaria Municipal al (623) 932-3910 para solicitar adaptaciones para participar en la junta pública. El número de TDD de Goodyear es (623) 932-6500.

City Clerk

Date Posted: _____

Time Posted: _____